

**Certificate of Notice Page 1 of 2**  
 United States Bankruptcy Court  
 Eastern District of Pennsylvania

In re:  
 Duy Quan  
 Debtor

Case No. 16-11889-jkf  
 Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: Stacey  
 Form ID: pdf900

Page 1 of 1  
 Total Noticed: 6

Date Rcvd: Jun 11, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 13, 2018.

db +Duy Quan, 142 Sparks Street, Philadelphia, PA 19120-1945  
 cr Wells Fargo Bank, N.A., Default Document Processin, N9286-01Y, 1000 Blue Gentian Road,  
 Eagan, MN 55121-7700  
 cr +Wilmington Savings Fund Society, FSB, Stern & Eisenberg, PC, 1581 Main Street, Suite 200,  
 Warrington, PA 18976-3400

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 smg E-mail/Text: megan.harper@phila.gov Jun 12 2018 02:05:06 City of Philadelphia,  
 City of Philadelphia Law Dept., Tax Unit/Bankruptcy Dept, 1515 Arch Street 15th Floor,  
 Philadelphia, PA 19102-1595

smg E-mail/Text: RVSVCBICNOTICE1@state.pa.us Jun 12 2018 02:04:40  
 Pennsylvania Department of Revenue, Bankruptcy Division, P.O. Box 280946,  
 Harrisburg, PA 17128-0946

smg +E-mail/Text: usapae.bankruptcynotices@usdoj.gov Jun 12 2018 02:05:04 U.S. Attorney Office,  
 c/o Virginia Powel, Esq., Room 1250, 615 Chestnut Street, Philadelphia, PA 19106-4404  
 TOTAL: 3

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jun 13, 2018

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 11, 2018 at the address(es) listed below:

BRIAN CRAIG NICHOLAS on behalf of Creditor Toyota Motor Credit Corporation  
 bnicholas@kmlawgroup.com, bkgroup@kmlawgroup.com  
 CHRISTOPHER M. MCMONAGLE on behalf of Creditor Wilmington Savings Fund Society, FSB  
 cmcmmonagle@sterneisenberg.com, bkecf@sterneisenberg.com  
 FREDERICK L. REIGLE ecfmail@fredreiglechl3.com, ecf\_frpa@trusteel3.com  
 JOSHUA ISAAC GOLDMAN on behalf of Creditor MTGLQ Investors, LP bkgroup@kmlawgroup.com,  
 bkgroup@kmlawgroup.com  
 KARINA VELTER on behalf of Creditor Wells Fargo Bank, N.A. amps@manleydeas.com  
 KEVIN G. MCDONALD on behalf of Creditor MTGLQ Investors, LP bkgroup@kmlawgroup.com  
 MARIO J. HANYON on behalf of Creditor Toyota Motor Credit Corporation paeb@fedphe.com  
 MATTEO SAMUEL WEINER on behalf of Creditor Toyota Motor Credit Corporation  
 bkgroup@kmlawgroup.com  
 MICHAEL A. CATALDO2 on behalf of Debtor Duy Quan ecf@ccpclaw.com, igotnotices@ccpclaw.com  
 MICHAEL A. CIBIK2 on behalf of Debtor Duy Quan ecf@ccpclaw.com, igotnotices@ccpclaw.com  
 POLLY A. LANGDON on behalf of Trustee FREDERICK L. REIGLE ecfmail@fredreiglechl3.com,  
 ecf\_frpa@trusteel3.com  
 REBECCA ANN SOLARZ on behalf of Creditor MTGLQ Investors, LP bkgroup@kmlawgroup.com  
 THOMAS I. PULEO on behalf of Creditor MTGLQ Investors, LP tpuleo@kmlawgroup.com,  
 bkgroup@kmlawgroup.com  
 United States Trustee USTPRegion03.PH.ECF@usdoj.gov  
 WILLIAM EDWARD MILLER on behalf of Creditor Wilmington Savings Fund Society, FSB  
 wmiller@sterneisenberg.com, bkecf@sterneisenberg.com

TOTAL: 15

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

<b>In re:</b>	:	
	:	<b>Case No.: 16-11889-jkf</b>
<b>Duy Quan</b>	:	<b>Chapter 13</b>
	:	<b>Judge Jean K. FitzSimon</b>
<b>Debtor(s)</b>	:	<b>*****</b>
	:	
<b>Wells Fargo Bank, N.A.</b>	:	<b>Date and Time of Hearing</b>
	:	<b>Place of Hearing</b>
<b>vs</b>	:	<b>May 30, 2018 at 9:30 a.m.</b>
	:	
<b>Duy Quan</b>	:	<b>U.S. Bankruptcy Court</b>
	:	<b>900 Market Street, Courtroom #3</b>
<b>Frederick L. Reigle</b>	:	<b>Philadelphia, PA, 19107</b>
<b>Respondents.</b>	:	

**ORDER OF COURT**

AND NOW, this 11th day of June, 20 18, upon consideration of the Motion for Relief from the Automatic Stay filed by Wells Fargo Bank, N.A. ("Creditor"), it is hereby **ORDERED**, that the Motion is granted and that the Automatic Stay be and hereby is terminated as it affects the interest of Wells Fargo Bank, N.A. in and to the Real Property of Debtor located at 111 West Grange Avenue, Philadelphia, PA 19120 and more particularly described in the Mortgage, recorded August 18, 2006, at Instrument Number 51512000.

Compliance with Federal Rule of Bankruptcy Procedure 3002.1 is waived as to Creditor in the instant bankruptcy case upon entry of this Order granting relief from the automatic stay of Section 362.

BY THE COURT



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JEAN K. FITZSIMON, JUDGE  
UNITED STATES BANKRUPTCY COURT